



TOWN OF ROCKY HILL MEETING MINUTES/MOTIONS

In order to comply with Connecticut General Statutes regarding minutes of meetings, the following will be used to record information during all public meetings that take place. An original must be submitted to the Town Clerk of Rocky Hill within 48 hours of the meeting being adjourned. Motions should be complete, showing the maker and second of the motion as well as how each member voted. Unanimous votes may be listed as unanimous.

NAME OF PUBLIC BOARD OR COMMISSION	Planning and Zoning Commission
DATE MEETING AGENDA POSTED	September 11, 2014
LOCATION	Town Council Room, Rocky Hill Town Hall, 761 Old Main Street, Rocky Hill, Connecticut
DATE OF MEETING	September 17, 2014
TIME MEETING STARTED	6:34 p.m.
PERSON PREPARING MEETING MINUTES	Eileen A. Knapp, Recording Secretary
VERBATIM NOTES TAKEN	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
AUDIO, VIDEO OR LIVE TRANSMISSION OF MEETING	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

MEMBERS PRESENT AT MEETING

1. Dimple Desai, Chairman	2. Kevin Clements, Vice Chairman
3. Victor Zarrilli, Secretary	4. Giuseppe Aglieco, Commissioner
5. William O'Sullivan, Alternate	6. Arun Saluja, Alternate
7. Kimberley A. Ricci, Dir. Planning & Building/Asst. ZEO	8.
9.	10.

NUMBER REQUIRED FOR QUORUM 3 QUORUM PRESENT ☒ Yes ☐ No

TEXT MOTIONS AND RESULTS VOTES

1st MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Vice Chairman Clements to close the public hearing for the Proposed settlement of Elm Street Ext, Rocky Hill, LLC v. Rocky Hill Planning and Zoning Commission, zoning appeals with Elm Street Ext Rocky Hill LLC, proposing to resolve and settle its pending zoning appeal by revising its plans originally submitted in August 2013 and denied November 6, 2013 submitted as part of its applications for a Special Permit and Site Plan approval for a

medical office building with associated site improvements with frontage on Elm Street Extension, Rocky Hill, CT and designated as Assessor's ID # 12-157. Seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY.

2nd MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to close the public hearing for Special Permit application for **Stepney Place, LLC**, proposing to convert 27, 365 square feet of office space to 36 residential apartments, under Section 4.1.2 Special Permit Section O, and Site Plan Use exceeding 10,000 square feet, for property located at 1800 Silas Deane Highway, also known as Stepney Place, in a C-Commercial Zoning District, ID#04-412. Seconded by Vice Chairman Clements. All were in favor, MOTION CARRIED UNANIMOUSLY.

3rd MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to close the public hearing for Special Permit/Site Plan Application, **Jenna Cavalieri**, proposing to expand a seasonal restaurant use for annual use with the addition of eight tables near the Connecticut River, placement of two dumpsters and waste oil container, and the allowance for live entertainment, for property located at 277 Meadow Road, in a WF- Waterfront and Floodplain Zoning Districts, ID# 10-321. Seconded by Vice Chairman Clements. All were in favor, MOTION CARRIED UNANIMOUSLY.

4th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli for a 5-minute recess. Seconded by Commissioner O'Sullivan. All were in favor, MOTION CARRIED UNANIMOUSLY.

5th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Vice Chairman Clements to come out of recess. Seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY.

6th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to adopt the Agenda. Seconded by Vice Chairman Clements. All were in favor, MOTION CARRIED UNANIMOUSLY.

7th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to adopt the **Consent Agenda**. Seconded by Vice Chairman Clements. All were in favor, MOTION CARRIED UNANIMOUSLY. The following items were approved on the Consent Agenda:

A. Minutes and Working Notes from August 20, 2014;

B. Minutes and Working Notes from August 26, 2014;

C. Extension Request of 90 day for filing of mylar plans, Oleski Farm re-subdivision off of 395 France Street

8th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to table the **Remand of zoning appeal, re: Great Meadows Conservation Trust, Inc. v. Planning and Zoning Commission of the Town of Rocky Hill.** Clarification of applicability of section 5.2.5.A of the Rocky Hill zoning regulations to the subject Meadow Properties Project until the Town Attorney can be present at the meeting. Seconded by Vice Chairman Clements. All were in favor, MOTION CARRIED UNANIMOUSLY.

9th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Vice Chairman Clements to deny the Proposed settlement of Elm Street Ext, Rocky Hill, LLC v. Rocky Hill Planning and Zoning Commission, zoning appeals with Elm Street Ext Rocky Hill LLC, proposing to resolve and settle its pending zoning appeal by revising its plans originally submitted in August 2013 and denied November 6, 2013 submitted as part of its applications for a Special Permit and Site Plan approval for a medical office building with associated site improvements with frontage on Elm Street Extension, Rocky Hill, CT and designated as Assessor's ID # 12-157. Vice Chairman Clements cited the following Sections of the Regulations as reasons for his denial:

Section 8.3.7 a. Suitable location for use

Section 8.3.7 b The location and size of the site, the nature and intensity of the operations involved in or conducted in connection with the use, and the location of the site with respect to streets giving access to it are such that the use shall be in harmony with the appropriate and orderly development in the district in which it is located and shall promote the welfare of the Town.

Section 8.3.7 d.1. The design, location, and specific details of the proposed use or activity shall not adversely affect safety in the streets nor increase traffic congestion in the area nor interfere with the pattern of vehicular circulation in such a manner as to create or augment unsafe traffic conditions.

Section 8.3.7 d.3 Streets and other rights-of-way will be of such size, condition and capacity (in terms of width, grade, alignment and visibility) to adequately accommodate the traffic to be generated by the particular proposed use.

Section 8.2.4 d.1 Application for Site Plan Approval shall be considered and evaluated by the Commission under the following criteria.

- c. the capability of adjacent and feeder streets to accommodate the projected traffic volumes,
- e. the overall effect on property values in the area,
- i. parking area or areas, where required, shall be of adequate size for the particular use and, where applicable, shall be suitably screened from adjoining residential uses, and the exit and entrance drives to and from public streets are laid out so as to prevent traffic hazards and nuisances,

Seconded by Commissioner Zarrilli. 3 were in favor (Clements, Zarrilli, O'Sullivan), 2 opposed (Desai, Aglieco), MOTION CARRIED.

10th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli for a 5-minute recess. Seconded by Vice Chairman Clements. All were in favor, MOTION CARRIED UNANIMOUSLY.

11th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to come out of recess. Seconded by Vice Chairman Clements. All were in favor, MOTION CARRIED UNANIMOUSLY.

12th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to deny without prejudice the Special Permit/Site Plan Application, **Jenna Cavalieri**, proposing to expand a seasonal restaurant use for annual use with the addition of eight tables near the Connecticut River, placement of two dumpsters and waste oil container, and the allowance for live entertainment, for property located at 277 Meadow Road, in a WF- Waterfront and Floodplain Zoning Districts, ID# 10-321. Seconded by Commissioner O'Sullivan. All were in favor, MOTION CARRIED UNANIMOUSLY.

13th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to approve Planimetrics Invoice #1024, dated 8-21-2014 for Partial Scoping, Plan Review/Refinement. Seconded by Commissioner O'Sullivan. All were in favor, MOTION CARRIED UNANIMOUSLY.

14th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to adjourn. Seconded by Vice Chairman Clements. All were in favor, MOTION CARRIED UNANIMOUSLY.

SEE THE MAIN MINUTES WEB PAGE TO ACCESS ADDITIONAL MEETING INFORMATION (i.e., WORKING NOTES, ACTIONS).

TIME MEETING ADJOURNED: 9:50 p.m.. TIME DELIVERED TO TOWN CLERK: